Hare Park, Six Mile Bottom, CB8 0UX

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CB8 0UX

4 2 2

£2,750 PCM

Situated within the grounds of a private country estate in Six Mile Bottom, Allington Hill Farm House is a beautifully renovated four-bedroom home offering spacious, contemporary living in a peaceful rural setting, with excellent access to Cambridge, Newmarket and the A11. The property features a stunning open-plan kitchen, dining and family room with integrated appliances and a central island, alongside a versatile reception room. Upstairs are four generous bedrooms served by stylish modern bathrooms. Outside, a gravel driveway provides ample parking, while private gardens enjoy attractive views across the surrounding countryside. EPC: D, Council Tax Band: F.

LOCATION

SIX MILE BOTTOM is a small village on the A1304, 6 miles south of Newmarket and only 7 miles east of Cambridge. The village offers excellent access to the A11 main road links to Cambridge and London. Local amenities include a convenience store and the Red Lion in Brinkley. More comprehensive facilities are available in nearby villages; Bottisham (4 miles), Dullingham (4 miles) and Fulbourn (5 miles).

Entrance Hall
with 2 radiators, window to rear aspect.

Sitting Room
with 2 radiators, bay window to front aspect, French doors to garden.

Kitchen / Breakfast Room
with dual aspect modern fitted kitchen with a range of base and wall units, oven and grill, 4-ring electric hob with extractor hood over, sink with mixer tap, worktops, integrated fridge/freezer and dishwasher, central island with cupboards and drawers, 3 radiators, larder cupboard, recessed ceiling spotlights.

Rear Lobby
with door to garden, boiler cupboard, radiator.

Utility Room
with space and plumbing for washing machine and tumble dryer, sink and drainer, door to patio, radiator, window top rear aspect.

Cloakroom
with sink, low level wc.

FIRST FLOOR

Stairs and Landing
with storage cupboard, 2 radiators, window to rear aspect.

Master Bedroom
with range of built in wardrobes, radiator, window to front aspect.

Ensuite Shower Room
with enclosed shower cubicle, low level wc, pedestal handbasin, heated towel rail, mirrored cabinet, window to front.

Bedroom 2
with radiator, window to front aspect.

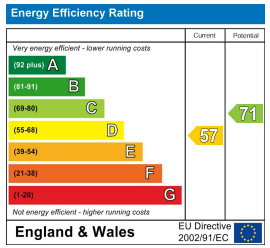
Bedroom 3
with radiator, window to front aspect.

Bedroom 4
with radiator, window to side aspect

Family Bathroom
with panelled bath with handheld shower attachment to taps, low level WC, pedestal handbasin, enclosed shower cubicle, heated towel rail, window to front.

Outside
The property is approached via a generous in-and-out gravel driveway, providing ample off-road parking and an attractive arrival. The enclosed rear garden is mainly laid to lawn and is bordered by mature trees and hedging and includes a useful storage shed. Set within the grounds of a private estate and enjoying views across the surrounding countryside, the garden offers plenty of space for outdoor dining, entertaining and family living.

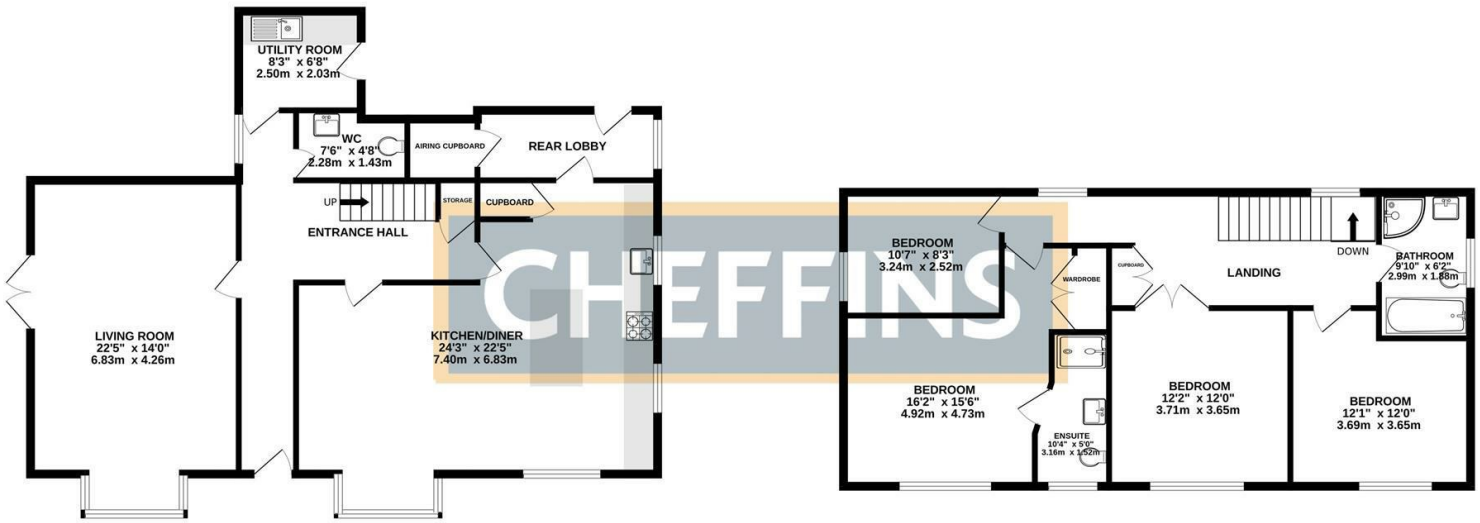
Letting Agents Notes
Deposit - £3173.00
Holding Deposit - £634.00
EPC - D
Council Tax - F
Square Footage - 1915.98



£2,750 PCM

Council Tax Band - F

Local Authority - East Cambs



ALLINGTON HILL FARM HOUSE

TOTAL FLOOR AREA : 1879 sq.ft. (174.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

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